

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; www.vccpg.org

**Notice of Regular Meeting Agenda for October 19, 2009 – 7:00 pm at the
Valley Center Community Hall, 28246 Lilac Road Valley Center CA.**



Oliver Smith
Chair

Ann Quinley
Vice Chair

Christine Lewis
Secretary

Dave Anderson

Brian Bachman

Hans Britsch

Paul Herigstad

Deb Hofler

David Montross

Keith Robertson

Rich Rudolf

Jon Vick

Brian Weaver

Vacant
2 seats

1. Call to Order, Declaration of a Quorum, Pledge of Allegiance

2. Approval of Minutes

3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- a. Presentation and discussion of candidates for VCCPG nominated seat on the I15 Corridor Design Review Board. Barbara Rohrer has served one term in this position.
- b. Presentation and discussion of candidates for two vacant seats on the VCCPG.

5. Action items (VCCPG advisory vote may be taken on the following items.)

Documentation provided to the Valley Center Community Planning Group members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.

- a. P06-061 (Herigstad) Tapestry Meadows Equestrian Center, MUP map, Project Address 30673 Andreen Rd (near west Lilac Rd and Circle R Rd), APN 129-111-32.
- b. Discussion and possible vote on creation of Tapestry Meadows Subcommittee. The proposed subcommittee's charge is to develop a response to the country on new zoning and possible revision of the requirements for Tapestry Meadows Equestrian Center at 30673 Andreen Road (near West Lilac Rd and Circle R Rd) APN 129-111-32 (Herigstad)
- c. TPM21074 (Smith) Beebe 4 lot Subdivision Replacement map, Project Address: 30931 Little Quail Run, APN133-302-29.
- d. PAA09-003 (Robertson) Weston Town Center at Intersection of Cole Grade and Valley Center Roads. Consideration of a motion from the North Village sub-committee recommending next steps for the PAA for the Town Center. Project contact persons: James Chagala and Herb Schaffer, 10324 Meadow Glen Way East, Escondido, CA 92025
- e. Discussion and possible vote on recertification for the continued use of radar for speed enforcement on a 0.65 mile section Old Castle Road, last reviewed by VCCPG in 2001 (Vick).
- f. GPU Update Subcommittee reports and votes on comments on the Revised GPU, Mobility Map and Matrix and Land Use GPU recommendations for Bates Nut Farm.(Rudolf)
- g. Selection of Chair and membership for Nominations Subcommittee (Smith).
- h. Determination of continuation of and, if needed, selection of Chair for subcommittees which have a Chair vacancy (Smith).
- i. Discussion and possible vote on subcommittee membership changes for the GP Update, Mobility, North Village, and South Village subcommittees (Smith).
- i. Discussion and possible vote on rule clarification about attendance at additional irregular meetings. The group will consider whether to include additional regular meetings with the monthly scheduled regular meetings in the total of five from which members may be absent without forfeiting a seat on the VCCPG (Smith).

Subcommittee Updates (Informational reports by subcommittee representative)

- a. Mobility – (**vacant**, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (**vacant**, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (**vacant**, Chair)
- i. Segal Ranch (formerly Spanish Trails) (Oliver Smith, Chair)
- j. Strategic Planning—(**vacant**, Chair)
- k. Tribal Liaison – (**vacant**, Chair)
- l. Valley Center Church – (**vacant**, Chair)
- m. Website – (**vacant**, Chair)
- n. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- o. Castle Creek (Oliver Smith, Chair)

7. Correspondence Received

- a. DPLU to VCCPG, S09-010 (3500-101) ER 09080071 - APN 186-280-03, Villalobos Site Plan. Project is on 2.55 acres and is currently used as a storage area for Terry's Hay and Grain. An 8400 square foot commercial/retail building will be constructed for feed and agricultural supply sales. Site is located at Valley Center Road and Woods Valley Road, (previously Van Koughnett)
- b. DPLU to VCCPG, AD09-048 (300-09-048, Weekly; Administrative Permit for a second Dwelling Unit; Property at 31075 Valley Center Rd and Sunset Road. Owners are Ralph and Dianne Weekly and contact person is Michael Mills at 1060 Evergreen Lane, Vista, CA
- c. DPLU to VCCPG, P09-017 Verizon Wireless Circle Ranch; project address is 30330 Circle R. Lane, Valley Center; owned by Valley Center Municipal Water District; applicant is Verizon Wireless at 15505 Sand Canyon Blvd, Irvine, CA 92618. Verizon Wireless proposes to construct, operate and maintain an unmanned wireless telecommunication facility with a 45 foot tall mono-pole and associated equipment.
- d. VCCPG Invitation to comment received from Rob Linn, Architectural Historian of EBI consulting in Scottsdale, AZ. Request for review as part of Section 106 process—project's potential effect to historical properties--and not as part of local zoning process
- e. DPLU to VCCPG, TPM 21074, Beebe Subdivision. Project located at 30931 Little Quail Run, Valley Center and Cool Valley Road; Owner is Brandon Beebe and Contact person is Matthew Bovee at Matt@CTE-Inc.net. Redlined Replacement Tentative Parcel Map highlighting all changes. (first on 8-10-09 agenda)
- f. DPLU to VCCPG; 3993 09-040; Horizon Valley Christian Fellowship at 28735 Valley Center Road near the intersection of Miller Road; APNs 185-142-11 and 13; Kiva Project 09-0115653; Project proposes a Major Use Permit to convert Parcel 1 and Parcel 2 if necessary to "commercial use for purposes of religious assembly; Access would be via an existing driveway fronting upon Valley Center Road.
- g. DPLU to VCCPG; Case Numbers 3301-95-025W3; Environmental Log No, 95-18-004; Shelby Drive Wireless Telecommunication Facility; Major Use Permit Modification for the construction and installation of an unmanned wireless telecommunications facility that consists of mounting 3 directional antennas at a height of 63 feet and 3 panel antennas at a height of 60 feet to an existing 75 foot high monopole; Project address is 2909 Shelby Drive, National City, CA.
- h. DPLU to VCCPG; P03-118W1; Environmental Log No. 09-09-006; Project name: Lake Wohlford Wireless Telecommunications Facility Major Use Permit at 26725 N. Lake Wohlford Road, Valley Center. Project requests a Major Use Permit Modification to upgrade and maintain an existing unmanned wireless telecommunications facility by adding 3 post mounted antennas mounted to a 44 ft SDGE utility pole.
- i. DPLU to VCCPG, P09-004; Environmental Log 09-08-006; Project name is Valley Center-North Village Town Center Water Reclamation Facility at Valley Center Road and Indian Creek Road; Owners Jerry Gaughan and Napoleon Zervas; Major Use Permit for Valley Center North Village Water Reclamation facility; a pre-scoping letter based on review of information submitted on June 12, 2009.
- j. DPLU to VCCPG; AD 08-017; Randall Rattray at 13525 Mirar De Valley Road in Valley Center. Final Decision of the Director of Planning and Land Use to allow an increase in the allowed area of detached accessory structures from 3,000 square feet to 4,462 square feet for proposed detached storage building subject to conditions.
- k. DPLU to VCCPG; PAA 09-002, Spanish Valley Ranch located at the Southwest corner of Cole Grade Road and Cool Valley Road in Valley Center. Request to process a General Plan Amendment (GPA) to change the Regional Category and the Land Use Designation for the 436 acre property. Project includes a clustered design with up to 165 lots with a maximum density of 0.38 dwelling units per acre on a 436 acre property. Notice of a Threshold Decision on the PAA.
- l. DPLU to VCCPG; Tentative Parcel Map No 21066; Notice of final decision; The tentative Parcel Map proposes to subdivide a 18.84 acre parcel at 12960 McNally Road into two parcels. Tentative Parcel Map No 21066 is disapproved because it does not comply with the California Code of Regulation—Fire Safe Regulations.
- m. San Diego County Board of Supervisors to VCCPG; agenda for September 22 and 23 Board of Supervisors meeting, 1600 Pacific Highway, San Diego at 9:00 AM.
- n. Six Letters to VCCPG member Paul Herigstad concerning Tapestry Meadows Equestrian Center from local area residents.
- o. San Diego County Planning Commission to VCCPG; notice of Regular meetings on both September 25, 2009 and October 9 2009 at 9:00 AM at 5201 Ruffin Road, Suite B in San Diego.
- p. Board of Supervisors to VCCPG; Notice of Public Hearing on October 14, 2009 at 1600 Pacific Highway, Room 310 in San Diego. Resolution of intention of the Board of Supervisors to Amend the Merger provisions of the County Subdivision Ordinance POD 09-005.

8. Requests for Items on Upcoming Agendas

a.

9. Adjournment

Next Regular Meeting: November 9, 2009